

9. Tenant agrees to pay a Security Deposit of One Month rental N600,000 \_\_\_\_\_ to bind Tenant's pledge of full compliance with the terms of this agreement. NOTE: SECURITY DEPOSIT WILL NOT BE USED TO PAY RENT! Any damages not previously reported as required in paragraph 25, will be repaired at Tenant's expense, or with Security deposit amount. Release of the SECURITY DEPOSIT, at the Option of the Landlord is subject to the provisions below.

A. The full term of the Agreement has been completed.

B. No damage to the premises, buildings, grounds is evident.

C. The entire dwelling, appliances, closets, and ~~cupboards~~ are clean and free from insects, the refrigerator is defrosted and clean, The range is to be clean including the racks and broiler pan, all windows are to be clean inside and outside, all debris and rubbish have been removed from the property, carpets have been commercially cleaned and left clean and odorless.

D. All unpaid charges have been paid including late charges, service charges, delinquent rents, etc. ALL MONTHLY UTILITY BILLS ACCOUNTED TO TENANT MUST BE PAID IN FULL AND PROOF OF FINAL BILL SENT TO LANDLORD.

E. All keys have been returned.

F. A forwarding address for Tenant has been left with the Landlord. Within thirty (30) days after termination of the occupancy, the Landlord will transfer the balance of the deposit to the Lessee Diamond Bank Account address provided by Tenant in the names of all signatories hereto; or at the Option of the Landlord will impose a claim on the deposit and so notify the Tenant.

G. It is the tenant's responsibility to call, make arrangements, to account any claims on deposit and inspect damages and request any balance due from deposit.

10. If Tenant leaves said premises unoccupied for <sup>30 days</sup> ~~15 days~~ while rent is due and unpaid, Landlord is granted the right hereunder to take immediate possession thereof and to exclude Tenant there from unit; removing all Tenant's property contained therein and placing it into storage at Tenant's expense.

11. Payment of rent shall be made to **Diamond Bank Account of Uplift Medical Ltd Account #0019603589.**

12. Tenant agrees to accept said dwelling and all of the furnishings and appliances therein as being in good and satisfactory condition unless an objections is delivered to Landlord when tenant takes possession of rented unit. An item list of all appliances, equipments included in units applicable on this lease will be attached to this contract as Exhibit A and made available to Lessee after a satisfactory walk through by Landlord and Tenant on or before June 1<sup>st</sup>, 2013. Any defect will be immediately filed by tenant on the day of walk through. Tenant agrees that failure to file such statement shall be conclusive proof that there were no defects in the property. Tenant agrees not to permit any damage to the premises during the period of this agreement to woodwork, floors, walls, furnishings, fixtures, appliances, windows, screens, doors, lawns, landscaping, fences, plumbing, electrical, air conditioning and heating, and mechanical systems. Tenant specifically agrees that he will be responsible for, and agrees to pay for, any damage done by rain, wind, or hail caused by leaving windows open; overflow of water or stoppage of waste pipes, breakage of glass, damage to screens, deterioration of lawns and landscaping whether caused by drought, abuse or neglect. Tenant agrees not to park or store a motor home, recreational vehicle or trailer of any type on the premises. Any and All renovations to the premises must be detailed in writing and